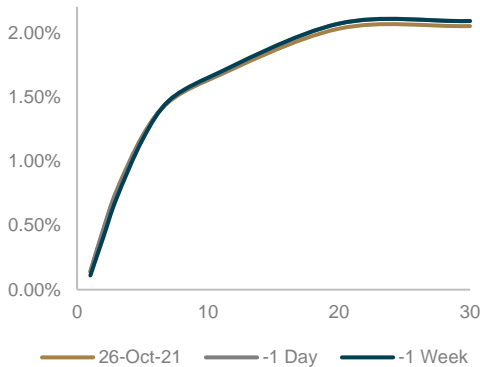


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	26-Oct-21	-1 Day	-1 Week
U.S	0.14%	0.14%	0.11%
U.K	0.47%	0.47%	0.41%
Germany	0.77%	0.76%	0.71%
Australia	1.20%	1.19%	1.17%
Japan	1.46%	1.47%	1.47%
China	1.63%	1.64%	1.65%
Malaysia	2.03%	2.07%	2.07%
Thailand	2.05%	2.09%	2.09%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.62
Indo 5-Year CDS	bps	81.17
USD/IDR	points	14,153
BI 7DRR	%	3.50

Source : Bloomberg as of October 26, 2021



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Economist & Fixed Income Analyst

Global Market Update

- The 10-year U.S. treasury yield lowered to level 1.62% on Tuesday (26/10/21). Despite a slight rise in short-end and belly, the long-term treasury yields fell by 1-4 bps.
- The U.S. stock market closed at gain last night. DJI, S&P 500 and Nasdaq Composite climbed 0.04%, 0.18% and 0.06% respectively.
- The U.S. reported a rise in new home sales by 14% MoM to a seasonally adjusted annual rate of 800K in Sep-21, higher than the market consensus of 760K.
- The U.S. Conference Board (CB) Consumer Confidence increased by 4.5 points to a level of 113.8 in Oct-21. This figure was higher than the market estimate at 108.3.
- Solid economic data supported the idea that The Fed is likely to normalize their monetary policy earlier than the expected.
- EU's inflation expectation hit a new seven-year high above 2.07%, higher than the ECB's target. This was attributable to the surging oil prices and global supply chain disruption, which possibly trigger the government's bond yields to hike.
- The preliminary reading of South Korea's GDP in 3Q21 was recorded to expand by 4% YoY. This pace of GDP growth was lower than the consensus estimate of 4.2%, primarily weighed down by the spread of Delta variant Covid-19.
- We still see that Covid-19 remains the biggest risk to a global economic recovery, which may result in different growth pace between countries.

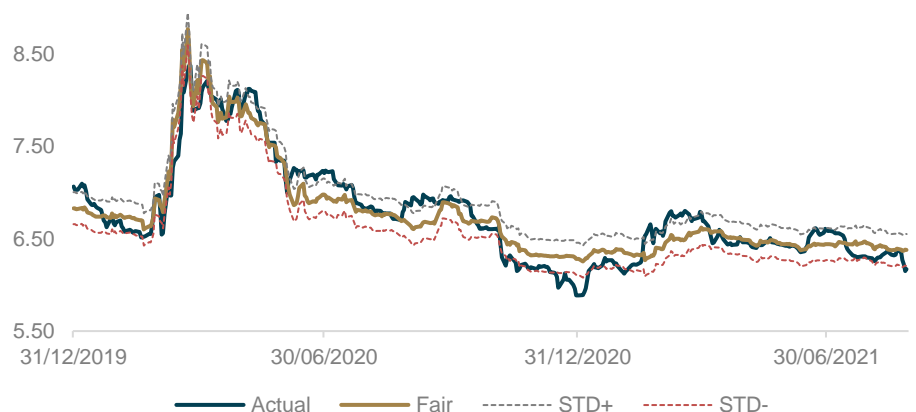
Domestic Market Update

- The 10-year Indo GB yield continued to lower. As of Tuesday (10/26/21), the benchmark government bond yield closed 4 bps lower to 6.00%. This is in line with our lower bound forecast of 6.00%-6.10% range.
- The decline in local currency government bond's yield for 10-year maturity was in line with Rupiah's appreciation against USD and lower risk premium.
- The value of rupiah appreciated against USD to IDR 14,153/USD yesterday. Meanwhile 5-year Indo CDS dropped by 1.6 bps from 82.77 to 81.17 bps.
- Government has successfully raised funding from yesterday's auction with the total awarded from seven series offered were IDR8tn. Despite the lower indicative target set by the government, investors' appetite towards sovereign debt securities remain high as reflected by the total incoming bids of IDR69.53tn.
- As we already expected that investors strongly demand for next year's benchmark series (FR0090, FR0091, and FR0092) indicated by the total incoming bids through those series were equal to IDR49.4tn or equivalent to 71% of the total incoming bids.

Market Projection

- We expect the 10 year Indo GB yield to decline to a range of 5.95% - 6.05% on Wednesday (10/27/21).
- Attractive Indo GB series to be traded today : FR0086, FR0090, FR0071, FR0078, FR0087, FR0091, FR0068, FR0080, FR0062 and FR0092.

Exhibit 4. 10 Year Indo GB Fair Yield



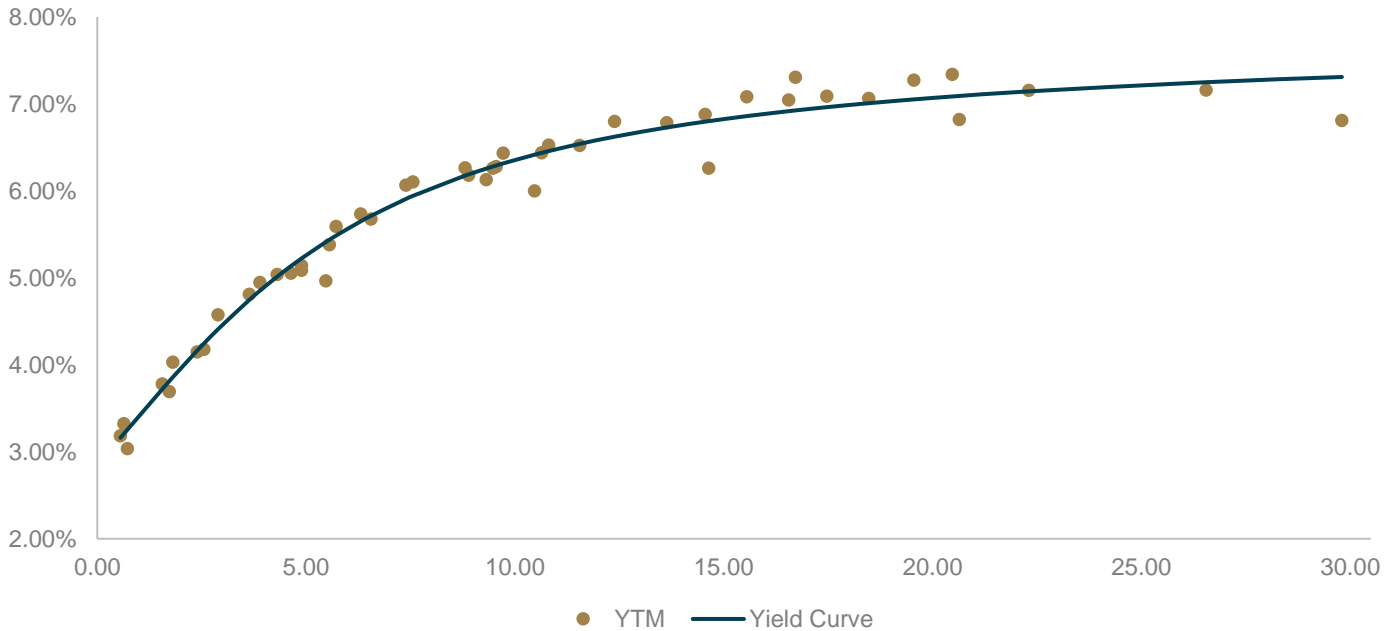
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.55	102.06	3.19%	3.16%	102.09	Fair
FR35	15-Jun-22	0.64	105.92	3.33%	3.21%	106.05	Fair
FR43	15-Jul-22	0.72	105.05	3.04%	3.26%	104.93	Premium
FR63	15-May-23	1.55	102.74	3.78%	3.72%	102.85	Fair
FR46	15-Jul-23	1.72	109.55	3.69%	3.81%	109.37	Fair
FR39	15-Aug-23	1.80	113.25	4.03%	3.86%	113.61	Fair
FR70	15-Mar-24	2.38	109.48	4.15%	4.16%	109.47	Fair
FR77	15-May-24	2.55	109.44	4.18%	4.25%	109.29	Fair
FR44	15-Sep-24	2.89	114.47	4.58%	4.41%	114.98	Fair
FR81	15-Jun-25	3.64	105.55	4.81%	4.75%	105.78	Fair
FR40	15-Sep-25	3.89	121.12	4.95%	4.85%	121.53	Fair
FR84	15-Feb-26	4.31	108.43	5.04%	5.02%	108.54	Fair
FR86	15-Jun-26	4.64	101.75	5.06%	5.14%	101.47	Fair
FR37	15-Sep-26	4.89	129.25	5.14%	5.23%	128.87	Fair
FR56	15-Sep-26	4.89	114.03	5.09%	5.23%	113.42	Fair
FR90	15-Apr-27	5.47	100.75	4.97%	5.41%	98.65	Premium
FR59	15-May-27	5.55	107.67	5.38%	5.44%	107.40	Fair
FR42	15-Jul-27	5.72	122.50	5.59%	5.49%	123.09	Fair
FR47	15-Feb-28	6.31	122.25	5.74%	5.65%	122.78	Fair
FR64	15-May-28	6.55	102.41	5.68%	5.71%	102.21	Fair
FR71	15-Mar-29	7.38	117.22	6.07%	5.91%	118.28	Fair
FR78	15-May-29	7.55	112.81	6.11%	5.94%	113.87	Fair
FR52	15-Aug-30	8.80	128.28	6.27%	6.18%	129.01	Fair
FR82	15-Sep-30	8.89	105.51	6.18%	6.19%	105.46	Fair
FR87	15-Feb-31	9.31	102.59	6.13%	6.26%	101.68	Fair
FR85	15-Apr-31	9.47	110.50	6.26%	6.28%	110.36	Fair
FR73	15-May-31	9.55	117.52	6.28%	6.29%	117.43	Fair
FR54	15-Jul-31	9.72	121.85	6.44%	6.32%	122.84	Fair
FR91	15-Apr-32	10.47	102.87	6.00%	6.42%	99.68	Premium
FR58	15-Jun-32	10.64	113.78	6.44%	6.44%	113.79	Fair
FR74	15-Aug-32	10.80	107.44	6.53%	6.46%	108.00	Fair
FR65	15-May-33	11.55	100.80	6.52%	6.54%	100.66	Fair
FR68	15-Mar-34	12.38	113.03	6.80%	6.62%	114.63	Fair
FR80	15-Jun-35	13.64	106.27	6.79%	6.73%	106.79	Fair
FR72	15-May-36	14.55	112.47	6.88%	6.80%	113.29	Fair
FR88	15-Jun-36	14.64	99.87	6.26%	6.80%	94.92	Premium
FR45	15-May-37	15.55	124.87	7.08%	6.86%	127.36	Discounted
FR75	15-May-38	16.55	104.38	7.05%	6.92%	105.69	Fair
FR50	15-Jul-38	16.72	130.50	7.31%	6.93%	135.05	Discounted
FR79	15-Apr-39	17.47	112.74	7.09%	6.96%	114.13	Fair
FR83	15-Apr-40	18.47	104.43	7.07%	7.01%	105.04	Fair
FR57	15-May-41	19.55	123.00	7.28%	7.05%	125.75	Discounted
FR62	15-Apr-42	20.47	89.85	7.34%	7.09%	92.37	Discounted
FR92	15-Jun-42	20.64	103.33	6.82%	7.09%	100.34	Premium
FR67	15-Feb-44	22.31	117.60	7.16%	7.15%	117.75	Fair
FR76	15-May-48	26.55	102.51	7.16%	7.25%	101.46	Fair
FR89	15-Aug-51	29.80	100.79	6.81%	7.31%	94.73	Premium

Source : Bloomberg, MNCS Calculation as of October 26, 2021

Exhibit 6. Indo GB Yield Curve



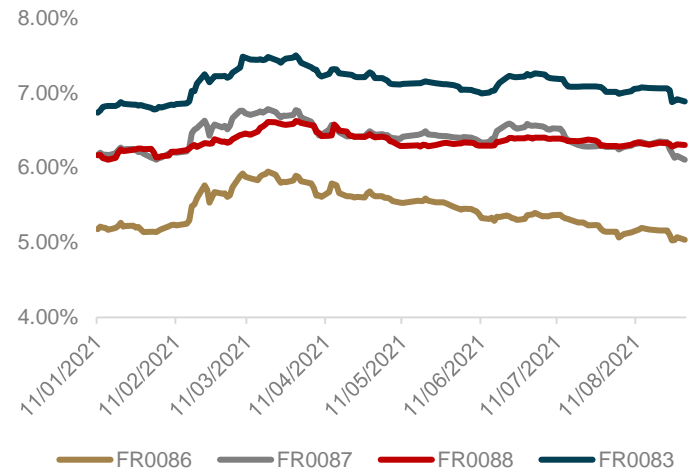
Source : Bloomberg, MNCS Calculation as of October 26, 2021

Exhibit 7. 10 Year U.S. Treasury & Indo GB Spread



Source : Bloomberg, MNCS Calculation

Exhibit 8. Indo GB Benchmark Series Yield



Source : Bloomberg

Exhibit 9. Indo GB Ownership by Type of Investors (%)

Bond Holder	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21
Bank	37.96	37.09	37.86	36	36.33	32.5	31.92	33.45	33.69
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.78	14.87
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.20	3.28
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45	13.34
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.44	21.56
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.46	4.94
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.21	8.31

Source : DJPPR as of September 30, 2021

MNC Research Industry Ratings Guidance

OVERWEIGHT: Stock's total return is estimated to be above the average total return of our industry coverage universe over next 6-12 months

NEUTRAL: Stock's total return is estimated to be in line with the average total return of our industry coverage universe over next 6-12 months

UNDERWEIGHT: Stock's total return is estimated to be below the average total return of our industry coverage universe over next 6-12 months

MNC Research Investment Ratings Guidance

BUY : Share price may exceed 10% over the next 12 months

HOLD : Share price may fall within the range of +/- 10% of the next 12 months

SELL : Share price may fall by more than 10% over the next 12 months

Not Rated : Stock is not within regular research coverage

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